

Submitted March 13, 2013
Approved as of
Date March 13, 2013

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 04-2013
Wednesday, February 27, 2013**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, February 27, 2013.

PRESENT

Jerry Callistein, Chair

| | |
|----------------|-------------|
| Don Hadley | David Hill |
| Jack Leiderman | Kate Ostell |
| John Tyner | Dion Trahan |

Absent: None

Present: Bridget Donnell Newton, Council Liaison
Andrew Gunning, Assistant Director, CPDS
Marcy Waxman, Assistant City Attorney
Margaret Hill, Planner II
Jim Wasilak, Chief of Planning
Bobby Ray, Principal Planner
David Levy, Chief of Long Range Planning
Manisha Tewari, Planner II

At 6:30 p.m. in the Black-Eyed Susan Conference room, an Executive Session was held pursuant to Section 10-508(a)(7) of the State Government Article of the Annotated Code of Maryland to consult with counsel to obtain legal advice regarding the Commission's Rules of Procedure.

At 7:20 p.m., the regular Commission meeting was called to order by Chairman Callistein.

I. REVIEW AND ACTION

Site Plan Application STP2013-00146, to place an award winning green development house, solar vehicle charging station and an exhibit lab/restroom building (totaling 1730 square feet) on the 40.6646 acre PEPCO Service center at 201 W. Gude Drive.

Margaret Hall presented her staff report.

Rob Stewart of PEPCO (applicant), along with Shuk Yin Chuk, PEPCO Project Manager, and Dean Packard, consultant and Project Manager with P.G. Associates, were present to provide an overview of the project and answer questions from the Commission.

Mr. Stewart went on to brief the Commission on Watershed, which was the winning entry in the 2011 Solar Decathlon with the University of Maryland. He stated that PEPCO wants to keep the project functional as a center for sustainability and as a living lab. They will add a third module which will serve as the Exploration Center for Smart Grid Benefits demonstration. The site will be available for tours by the public and school students.

Ms. Chuk presented the proposed site plan model and provided a timeline for its construction.

The following people also spoke regarding the project:

Allison Wilson and Scott Tjaden, students with the University of Maryland and part of the Watershed Student Leadership Team that was involved with the building design, spoke and answered questions posed by the Commission regarding the roof design and the wetlands area.

Commissioner Ostell moved, seconded by Commissioner Tyner, to approve STP2013-00146 to place an award winning green development house, solar vehicle charging station and an exhibit lab/restroom building, subject to the findings and conditions in the staff report. The motion passed unanimously 7-0.

II. DISCUSSION/DIRECTION

Municipal Growth Element (Master Plan Element). Manisha Tewari, Planner II began her discussion and answered questions from the Commission regarding the proposed new MEL boundaries.

The Commission reviewed the eight (8) areas identified as possible areas to consider within the MEL, and provided direction for further refinement (including splitting area 2 into 2-A and 2-B). All the areas presented will remain for now for study purposes, and staff will bring them back for further consideration in the spring.

III. COMMISSION ITEMS

A. Discuss Revisions to Rules of Procedure

The Commission began discussion on Section O regarding Decisions and the impact of tie votes, and motions to deny and the findings that may be required.

Commissioner Trahan moved, seconded by Commissioner Hill (to bring to vote), to approve the draft version of the Rules of Procedure to include the language that was previously removed, reading “and an application must be denied by majority of votes cast on a motion

to deny.” The motion was denied 1-6 (Commissioners Hadley, Hill, Leiderman, Ostell, Tyner and Callistein voted No).

Commissioner Hill moved, seconded by Commissioner Leiderman, to include all other proposed changes to the draft Rules, except for those in Section O regarding Decisions where only the sentence about abstentions will be included for now (The sentence “Abstentions are not counted in the total number of votes that are cast” will be included. The rest of Section O remains unchanged). The motion passed 6-0-1 vote (Commissioner Trahan abstained).

- B. Staff Liaison Report – Mr. Gunning provided an update to the Commission regarding the next meeting and also informed them that the final draft of the Rockville Pike Plan will be published on the City’s web site on Friday. He also reported that concerns have been raised in the community about the short time frame for residents to review and provide testimony on the updated draft plan, and also about the state’s requirements for notice provided to reviewing agencies. Staff was informed by the Maryland Department of Planning that the state requirement was met when the initial draft was released, but staff is suggesting the Commission adhere to the requirement again to be sure it does not become an issue later, and also to allow more time for review by residents. The Commission directed staff to schedule two additional hearings (the second meetings in both April and May).

He also reported to the Commission of the draft memo that he and Emad Elshafei prepared that transmits the Commission’s recommendations of the APFO Transportation Standards discussion to the Mayor and Council.

Commissioner Hadley moved, seconded by Commissioner Trahan, to approve the draft letter of recommendation of the APFO Transportation Standards with the change in wording for the second recommendation. The motion passed 7-0.

- C. Old Business
- D. New Business
- E. Minutes - none
- F. FYI Correspondence

IV. ADJOURN

Commissioner Hill moved, seconded by Commissioner Hadley to adjourn the meeting at 10:11 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary